

040.0

0006

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

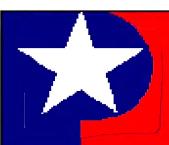
990,000 / 990,000

USE VALUE:

990,000 / 990,000

ASSESSED:

990,000 / 990,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
219-221		BROADWAY, ARLINGTON

Legal Description						User Acct
						27394
						GIS Ref
						GIS Ref
						Insp Date
						11/07/18

## OWNERSHIP

Unit #:

Owner 1: IAKOVOU CRYSTAL M/ TRUSTEE	
Owner 2: CRYSTAL M IAKOVOU TRUST	
Owner 3:	

Street 1: 10 VILLAGE CIRCLE	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02420	Own Occ: N

PREVIOUS OWNER	
Owner 1: IAKOVOS CRYSTAL -	
Owner 2: -	

Street 1: 10 VILLAGE CIRCLE	
Twn/City: LEXINGTON	
St/Prov: MA	Cntry

Postal: 02420	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .105 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2953 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
TWO FAMIL	100	water		

Sewer	
Electri	

Census:	
Flood Haz:	

Topo	1	Level
Street		

Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4554	Sq. Ft.	Site		0	80.	1.10	1			Med. Tr	-10					400,768						400,800	

PREVIOUS ASSESSMENT						Parcel ID	040.0-0006-0013.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	584,500	4700	4,554.	400,800	990,000		Year end	12/23/2021
2021	104	FV	558,300	4700	4,554.	400,800	963,800		Year End Roll	12/10/2020
2020	104	FV	558,500	4700	4,554.	400,800	964,000	964,000	Year End Roll	12/18/2019
2019	104	FV	410,800	4700	4,554.	425,800	841,300	841,300	Year End Roll	1/3/2019
2018	104	FV	410,800	4700	4,554.	310,600	726,100	726,100	Year End Roll	12/20/2017
2017	104	FV	385,600	4700	4,554.	270,500	660,800	660,800	Year End Roll	1/3/2017
2016	104	FV	385,600	4700	4,554.	230,400	620,700	620,700	Year End	1/4/2016
2015	104	FV	344,300	4700	4,554.	225,400	574,400	574,400	Year End Roll	12/11/2014

SALES INFORMATION						TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
IAKOVOS CRYSTAL	58293-360	1/17/2012	Convenience		99	No	No				
	12042-295	7/26/1971			37,000	No	No	N			

BUILDING PERMITS						ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
5/11/2012	603	Re-Roof	6,500						11/7/2018	MEAS&NOTICE	HS Hanne S
5/12/1994	192	Manual	8,800					V/SIDING	4/21/2009	Measured	372 PATRIOT
									3/10/2000	Mailer Sent	
									3/6/2000	Measured	263 PATRIOT
									11/1/1981		RT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13 - Multi-Garden	2T - 2 & 3/4 Sty	Full Bath: 3	Rating: Average	A Bath:	Rating:									4 SFL 17			
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									6 SFL OFP 17			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:												
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Good	RESIDENTIAL GRID													
Color: WHITE	View / Desir:	A Kits:	Rating:	1st Res Grid   Desc: Line 1   # Units 1													
		Fpl:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
		WSFlue:	Rating:	Other													
				Upper													
				Lvl 2													
				Lvl 1													
				Lower													
				Totals	RMs: 15	BRs: 7	Baths: 3	HB									
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>													
Grade: C - Average	Year Blt: 1922	Eff Yr Blt:	Alt LUC:	A Kits:	Rating:	CONDO INFORMATION											
Jurisdict:		Fact: .	Const Mod:	Fpl:	Rating:												
Lump Sum Adj:				WSFlue:	Rating:												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL							
Sec Int Wall: 1 - Drywall	25 %	Economic:	%	Interior:	1	8	4										
Partition: T - Typical		Special:	%	Additions:	1	7	3										
Prim Floors: 3 - Hardwood		Override:	%	Kitchen:													
Sec Floors:	%	Total: 18.6 %		Baths:													
Bsmnt Flr: 12 - Concrete				Plumbing:													
Subfloor:				Electric:													
Bsmnt Gar:				Heating:													
Electric: 3 - Typical				General:	Totals												
Insulation: 2 - Typical					2	15	7										
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 040.0-0006-0013.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104			4,700		4,700
More: N	Total Yard Items:	4,700	Total Special Features:						Total:						4,700		
<b>SKETCH</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
SFL	Second Floor	1,182	177.380	209,667													
BMT	Basement	1,012	53.210	53,853													
FFL	First Floor	1,012	177.380	179,512													
TQS	3/4 Story	759	177.380	134,634													
OPP	Open Porch	263	22.320	5,870													
EFP	Enclos Porch	161	43.250	6,964													
Net Sketched Area: 4,389				Total: 590,500													
Size Ad	2953	Gross Area	4642	FinArea	2953												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	